

# COMMITTEE AMENDMENT FORM

DATE: 10/31/ 07

COMMITTEE      ZONING

PAGE NUM. (S)

ORDINANCE I. D. #07-O-0861

SECTION (S)

RESOLUTION I. D. #07-R-

PARA.

AMENDS THE LEGISLATION BY ADDING THREE (3) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING APRIL 10, 2007.

AMENDMENT DONE BY COUNCIL STAFF 10/31/07

City Council  
Atlanta, Georgia

**07-O-0861**

AN AMENDED ORDINANCE  
BY ZONING COMMITTEE

**Z-07-50**  
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **710 North Avenue, N.W.**, be changed from the R-4A (Single family residential) District to the MR-3-C (Multifamily Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 111,14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

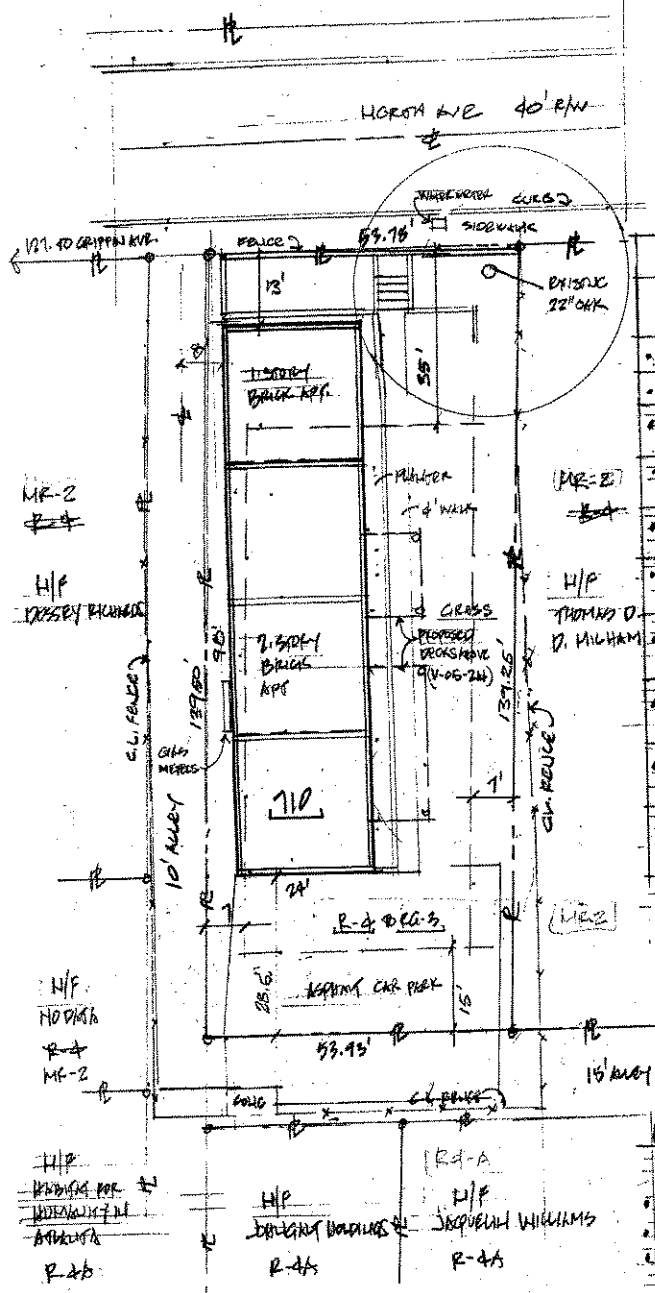
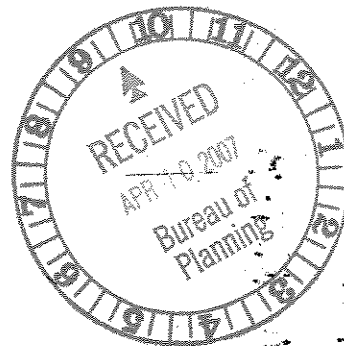
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**CONDITIONS for Z-07-50 for 710 North Avenue, N.W.**

1. Site Plan for 710 North Avenue marked received by the Bureau of Planning on April 10, 2007
2. Existing F.A.R. of 0.41
3. The applicant reserves the right to construct decks on the building in accordance with the regulations.



REZONING COMPARISON INFORMATION					REQUEST
EXISTING	EXISTING R-4	PREVIOUS NON-CONFORMING	PROPOSED		LOT COMPARISON
• STREET FRONTAGE	10 FT	53.75 FT	53.75	53.75	
• MIN LOT AREA	9000 SF	7500 SF	7500 SF	7500 SF	
• MIN SETBACK FRONT (LOCAL)	35 FT	15 FT	15 FT	15 FT	
• 1/2 DEDICATED FRONT	0 FT	0 FT	0 FT	0 FT	
• SIDE SETBACK (WEST)	7 FT	8 FT	10 FT	8 FT	
• SIDE SETBACK (EAST)	7 FT	15.5 FT	10 FT	15.5 FT	
• REAR SETBACK (SOUTH)	15 FT	15.5 FT	15.5 FT	15.5 FT	
• PARKING REQ'D PER UNIT (C)	7 SPACES	0 SPACES	7.7 SPACES	0 SPACES	
• FLOOR AREA RATIO	.50		.34		
• MAX LOT COVERAGE	60%	57%	NA		

REZONING REQUEST (R-4 to MR-2)  
 • REQUESTER REQUESTING R-4 TO MR-2 TO CHANGE EXISTING NON-CONFORMING LOT TO CONFORMITY.



2-07-50

### SITE PLAN

710 NORTH AVE NW, ATLANTA, GEORGIA  
 DIST. OF WILSON 5010002 UNIT: III  
 PUGH COUNTY, GEORGIA  
 ZONED: R-4

### EXISTING ZONING: R-4

**SITE INFORMATION**  
 • LOT AREA = 7500.55 SF = 0.17 ACRES  
 • BUILDING = 2352 SF = 0.31 %  
 • IMPAVMENT = 1968 SF = 0.26 %  
 • PARKING = 1516 SF  
 • MINIMUM LOT AREA = 7500 SF  
 • OPEN SPACE = 5170 SF = 0.42 %

### PROPOSED ZONING: MR-2

**SITE INFORMATION**  
 GROSS LOT AREA = 9000.08 SF  
 LOT AREA = 7500.55 SF  
 LOT RATIO =  
 FAR = 2.54

City Council  
Atlanta, Georgia

**07- 0 -0861**

AN ORDINANCE  
BY ZONING COMMITTEE

**Z-07-50**  
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **710 North Avenue, N.W.**, be changed from the R-4A (Single family residential) District to the MR-2 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 111,14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

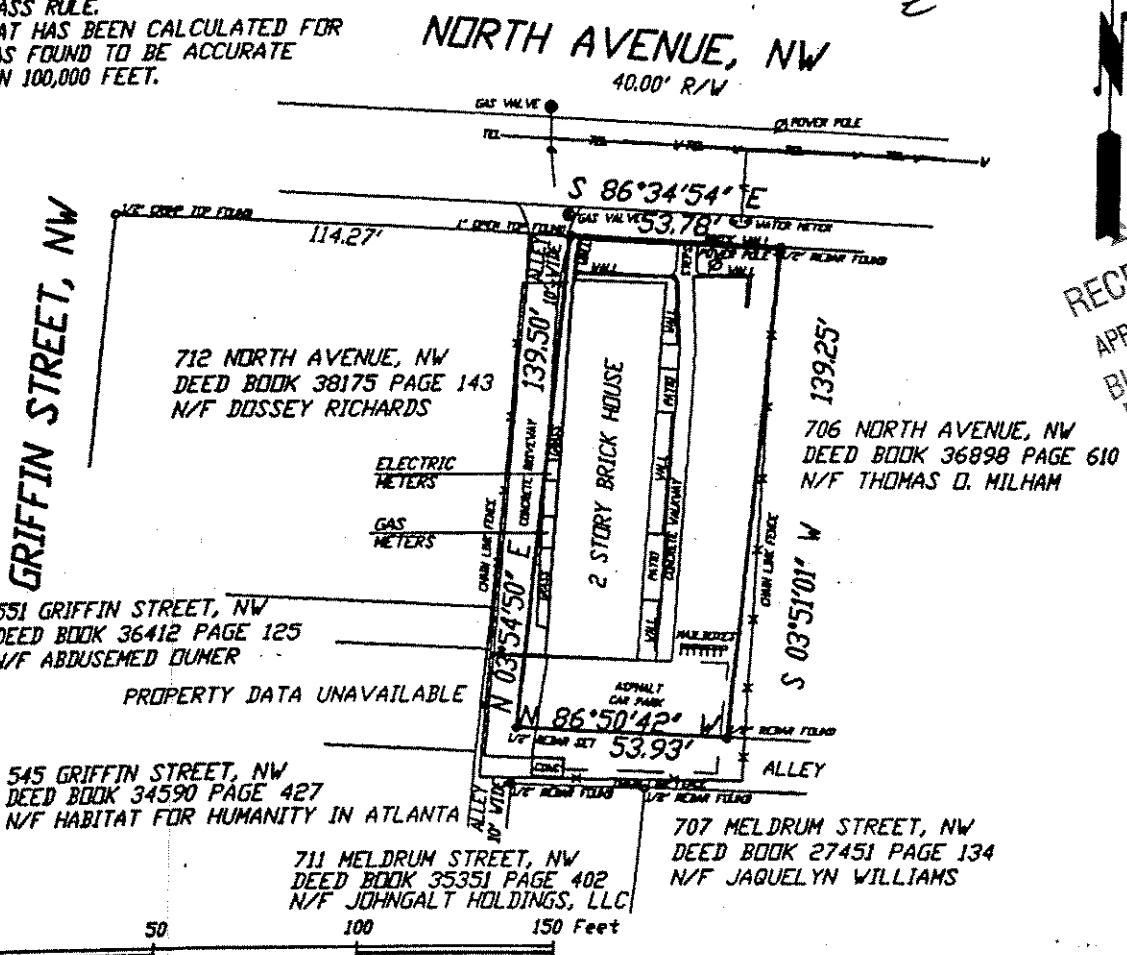
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

ALL ANGLES AND DISTANCES WERE MEASURED WITH A TOPCON 201D TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 15,622 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000 FEET.

2-07-50



RECEIVED  
APR 10 2007  
BUREAU OF  
PLANNING

AREA = 0.172 ACRE  
= 7,505 SQ. FEET

BOUNDARY SURVEY  
OF  
710 NORTH AVENUE, NW  
CITY OF ATLANTA  
FOR  
FRANK SHACKLEFORD

PROPERTY LOCATED IN  
VD LOT 111, 14TH DISTRICT  
FULTON COUNTY, GEORGIA

SURVEYED ON APRIL 16, 2005



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FIRM MAP PANEL NUMBER 13121C0243E, DATED JUNE 22, 1998.

**DANIEL A. MILLER & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS**

1544 STONELEIGH WAY, STONE MOUNTAIN, GA 30088  
MAILING: P. O. BOX 361027, DECATUR, GA 30036-1027  
TEL: 770.465.7247 \* FAX: 770.465.7248

Apr 10 2007 9:47AM HP LASERJET FAX

404

p. 2

2-07-50

RECEIVED  
APR 10 2007  
BUREAU OF  
PLANNING

### Legal Description:

All that tract or parcel of land lying and being in Land Lot 111 of the 14th District of Fulton County, Georgia, being Lots 29 and 30 of Block "F" of Frierson and Scott Property as shown on plat thereof made in 1895 and recorded in Deed Book, Volume XX, page 793, Fulton County Records, and more particularly described as follows:  
Beginning at a point on the south side of North Avenue 110 feet east along said street from the southeast corner of North Avenue and Griffin Street (formerly known as Herbert Street and before then known as Majestic Street) which point is also at the east side of an alley; thence east along the south side of North Avenue 54 feet to the northwest corner of property now or formerly owned by Mrs. Marva Lewis Hemphill Watson; thence south along the west line of said property 139.5 feet to the north side of an alley; thence west along the north side of said alley 54 feet to the east side of the first alley above referred to; thence north along the east side of said alley 139.5 feet to the point of beginning.

710 North Avenue  
Atlanta, GA 30354

RCS# 1165  
5/07/07  
6:18 PM

Atlanta City Council

REGULAR SESSION

0801

MULTIPLE

07-O-0851 - 0868

REFER ZRB/ZONE

YEAS: 12  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
NV Winslow	NV Muller	Y Sheperd	NV Borders

MULTIPLE